

PANACEA SHORES UNIT II  
 LOT 9 OR 24 P 208  
 OR 28 P 407 OR 59 P 430

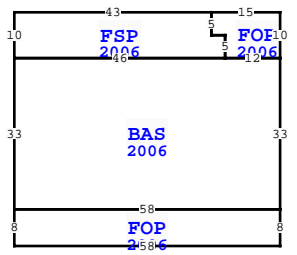
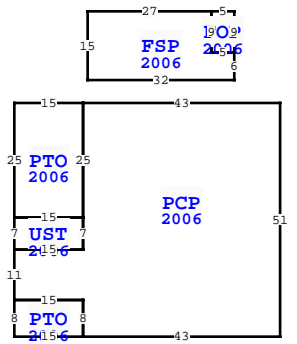
BERNARD RYAN NICHOLAS/BERNARD LEE MICHELLE ETAL  
 1091 MCMAIR LN  
 MADISON, GA 30650

**2024**

08-6S-01W-029-04794-000

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	11	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,899	169.0500	281.05	814,764	2006	2006	0	0	0	17.00	83.00		
2 SINGLE FAM 0% - 0 Heated Area: 1914 HX Base Yr														



Quality	07	GOOD			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 03			
NEIGHBORHOOD/LOC	30.00	1.75/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	2006	1,914	446,482
FOP	45	30	2006	14	3,266
FOP	135	30	2006	40	9,331
FOP	464	30	2006	139	32,425
FSP	435	55	2006	239	55,752
FSP	445	55	2006	245	57,151
PCP	2,358	10	2006	236	55,052
PTO	120	5	2006	6	1,399
PTO	375	5	2006	19	4,432
UST	105	45	2006	47	10,963
TOTALS	6,396			2,899	676,254

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	676,254		
TOTAL MARKET OB/XF VALUE	28,692		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	769,946		
SOH/AGL Deduction	81,869		
ASSESSED VALUE	688,077		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	688,077		
TOTAL JUST VALUE	769,946		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	778,882		
5 YR CK, NO STORM DAMAGE, CHG TRAV DEMO UST ADD PS			
5 YR PRCL CK, CHG EXW, PU XFOB LN 14			
14-15, PU CORR TRAV, PU FNDN & FRME, CORR EXW			
CODE XFOB LN 9, PU XFOB LN 10-13, DEL XFOB LN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32752	SFD/CO	0	03/15/2006
20051186	BOAT LIFT	0	08/05/2005
31776	DEMO-SFD	0	05/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0785	4/03/2024	WD P	I	I	98	100
GRANTOR: HURST TOMMY AKA HURST						
GRANTEE: THOMAS E HURST REVO						
1352/0193	3/13/2024	WD Q	I	I	01	800,000
GRANTOR: HURST TOMMY						
GRANTEE: BERNARD RYAN NICHOL						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0005	ELEVATOR	0	0	0	0	1.00	UT	29,000.00	29,000.00	100	2006	2006	3	66	19,140	
2	0210	CONCRETE D	0	0	20	43	860.00	SF	6.00	6.00	100	2006	2006	3	27	1,393	
3	0060	DECK WOOD	0	0	6	8	48.00	SF	5.00	5.00	100	2006	2006	3	30	72	
4	0870	SEAWALL AL	0	0	0	0	98.00	LF	51.00	51.00	100	2006	2006	3	27	1,349	
5	0006	ELECTRIC L	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2006	2006	3	27	2,295	
6	0211	CONCRETE W	0	0	25	4	100.00	SF	6.00	6.00	100	2006	2006	3	27	162	
7	0350	BOATDOCK A	0	0	28	4	112.00	SF	26.40	26.40	100	2006	2006	GD	27	798	
8	0330	BOAT SHED	0	0	28	14	392.00	SF	15.00	15.00	100	2006	2006	3	27	1,588	
9	0371	FLOATING D	0	0	20	8	160.00	SF	20.00	20.00	100	2006	2006	3	27	864	
10	0060	DECK WOOD	0	0	4	8	32.00	SF	5.00	5.00	100	2006	2006	3	30	48	

42 BLUE CRAB LN, CRAWFORDVILLE														BLD DATE	07/02/2020	MMJTT	LGL DATE	
														XF DATE	07/02/2020	MMJTT	LAND DATE	04/09/2013
														INC DATE			AG DATE	KLSR
TOTAL OB/XF														27,709				

BUILDING NOTES													
FOP=[YR=2006] W15 S5 E3 S5 E12 BAS=[YR=2006] W12													
FSP=[YR=2006] N5 W3 N5 W43 S10 E46\$ W46 S33 FOP=[YR=2006] S8													
E58 N8 W58\$ E58 N33\$ N10\$ PTR=N20 PCP=[YR=2006] N51 PTR=N5													
W10 FSP=[YR=2006] N6 FOP=[YR=2006] N9 W5 S9 E5 \$ W5 N9 W27													
S15 E32\$ E10 S5\$ W43 PTO=[YR=2006] W15 S25 E15 N25\$ S25													
UST=[YR=2006] W15 S7 E15 N7\$ S7 W15 S11 PTO=[YR=2006] S8 E15													
N8 W15\$ E15 S8 E43\$ S20\$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000131	C	SFR CANAL	0			90.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000										

